

Historic Preservation Ordinance - Ordinance 98-3 (2012)

p. 2 – Single occurrence - Definitions Section I. 2.:

I. “Material Change in Appearance” – Means a change that will affect either the exterior architectural or environmental features of a historic property or any building, structure, site, object, or landscape feature within a historic district, such as:

2. **Demolition** or relocation of a historic structure

p. 8 – Single occurrence - Section III, E. 9.:

Section III. Recommendation & Designation of Historic Districts and Properties

E. Requirement for Adopting an Ordinance for the Designation of New Historic Districts and Historic Properties: The following applies to the creation of any historic district or historic property not previously designated by this Historic Preservation Ordinance or other ordinance of the City of Dahlenega.

9. Moratorium on Applications for Alteration or **Demolition** While an Ordinance for Designation is Pending: If an ordinance for designation is being considered, the Commission shall have the power to freeze the status of the involved property or properties.

p. 11 – Two occurrences - Section IV. F. 1. c.:

Section IV. Application to Commission for Certificate of Appropriateness

F. Acceptable Commission Reaction to the Applications for Certificates of Appropriateness: Commission Action: The Commission may approve the Certificate of Appropriateness as proposed, approve the Certificate of Appropriateness with any modifications it deems necessary, or reject it.

1. The Commission shall approve the application and issue a Certificate of Appropriateness if it finds that the proposed material change(s) in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property or the historic district. In making this determination, the Commission shall consider applicable Standards for Rehabilitation in the Secretary of Interior’s Standards for Historic Preservation Projects, any design guidelines the Commission may adopt, any other factors the Commission may deem pertinent, and the following specific criteria depending on the type of action proposed by the application:

c. **Demolition**: A decision by the Commission approving or denying a Certificate of Appropriateness for the **demolition** of buildings, structures, sites, trees judged to be 50 years old or older, or objects shall be guided by:

References to Demolition/Demolish (emphasis added in bold text)

1. the historic, scenic, or architectural significance of the building, structure, site, tree, or object;
2. the importance of the building, structure, site, tree, or object to the ambiance of the district;
3. the difficulty or impossibility of reproducing such a building, structure, site, tree, or object because of its design, texture, material, detail, or unique location;

p. 12 – Single occurrence – Section IV. F. 1. c.:

4. whether the building, structure, site, tree, or object is one of the last remaining examples of its kind in the neighborhood or the city;
5. whether there are definite plans for use of the property if the proposed **demolition** is carried out, and what the effect of those plans on the character of the surrounding area would be;
6. whether reasonable measures can be taken to save the building, structure, site, tree, or object from collapse;
7. whether the building, structure, site, tree, or object is capable of earning reasonable economic return on its value.

RULES OF PROCEDURE DAHLONEGA HISTORIC PRESERVATION COMMISSION ADOPTED JULY 8, 1998;
AMENDED AUGUST 22, 2012

No references to demolition or demolish found

Dahlonega Historic District Design Guidelines

p. 4 – Two occurrences:

6. Relocation and Demolition	107
6.1 Relocation	108
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6.2 Demolition	109
Guidelines	109

p. 8 – Two occurrences:

1.1 Certificate of Appropriateness

References to Demolition/Demolish (emphasis added in bold text)

New construction or changes to existing structures and sites within the Historic District are subject to HPC review. Any of the following types of projects must be submitted to the HPC for design review:

- Any and all new construction, including primary buildings such as houses and commercial buildings, and secondary buildings such as garages and sheds.
- **Demolition** of buildings
- Additions to buildings
- Alterations to the exterior of existing buildings, such as changes in siding materials or removal and replacement of windows and doors
- The moving of any new building or structure into the Historic District
- Repair or replacement of exterior details
- Public improvements such as sidewalks, utility lines, and streetlights
- Addition of fences or landscaping walls
- Installation of walks and driveways
- Major landscaping or land disturbance, including removal of trees, addition of new pathways and drives, erection of new fences or walls, and removal of landscape features of historical importance.

Certificate of Appropriateness review is not required for the following types of work:

- Interior alterations
- Interior painting
- Change in the use of a property
- Minor landscaping that does not require land disturbance for new construction or require the construction of walls, fences, fountains, or other "permanent" built features

The receipt of a Certificate of Appropriateness is not the only legal requirement before construction or **demolition** procedures can begin! Other regulations, such as Building Permits, may be required. Contact the Dahlonga Planning Office at City Hall (706- 864-6133) to determine what requirements must be fulfilled before beginning work.

p. 9 – Two occurrences:

In cases where deterioration has already progressed to an advanced stage, and where the owner requests immediate removal, the standards for **demolition** (see Section 6) shall be applied. In all cases, where practical, non-structural architectural features shall be repaired. When it is impractical to repair a feature or prohibitively expensive to replace it, the feature shall be stored safely for future use as a reference for future restoration efforts. Advice on how to remove, repair, store, and replace architectural details is available from the Historic Preservation Commission. 1.2 The Design Review Process Designated historic districts and individual landmarks are not static; they change over time.

The Historic Preservation Commission (HPC) encourages compatible changes that respect existing historic material and do not compromise distinguishing characteristics. It is the primary objective of the HPC to ensure changes to properties within the historic district are not incongruous or inconsistent with the special character of Dahlonaga. The HPC does not require property owners to make changes to their properties. It only reviews changes proposed by property owners that alter the exterior of a building within the Historic District. The Commission does not review routine maintenance and interior alterations unless they affect the exterior appearance of the building. Generally, the HPC reviews proposed exterior alterations, additions, new construction, significant landscape changes and site modifications, demolitions, and relocation of properties within the district.

p. 33 – One occurrence:

3.1 Walkways, Driveways & On-Site Parking

Guidelines

3.1.6 **Demolishing** historic structures to provide areas for parking is not recommended and will detract from the historic character of the district.

p. 107 – Five occurrences:

6. Relocation and **Demolition**

The Historic Preservation Commission is required by Dahlonaga City Ordinance to review and approve the **demolition** of buildings, structures, sites, and trees judged to be 50 years or older. The primary preservation principle to be considered is to maintain the existing building and site features. **Demolition** of historic properties and landscapes should be considered the last resort. If a **demolition** is unavoidable, every effort should be made to mitigate the loss. Options include locating a buyer who might have an alternative use for the building or relocating the building to another site. If all efforts have failed, buildings of particular significance should be carefully photographed and documented prior to **demolition**. The Historic Preservation Commission (HPC) in reviewing applications for **demolitions** or relocations shall not grant a Certificate of Appropriateness without reviewing at the same time replacement plans for the site.

p. 108 – One occurrence:

6.1 Relocation

INTRODUCTION: The HPC will consider a proposed relocation based on the character and aesthetic interest of the building within its present setting. Relocation of structures within the historic district is not encouraged but may be considered to avoid **demolition**.

The HPC will also consider the proposed plans for the area to be vacated, possible damage to the physical integrity of the building, and the appropriateness of the new site. The selection and preparation of an appropriate and compatible new site introduces additional issues and considerations. Ideally, the new site should provide a context that is extremely similar in character to the original setting. Assessment of a relocation proposal will consider the compatibility of the new site in terms of topography, landscape character, and land use context, as well as the building's new setback, orientation, and distance from other buildings. Every effort should be made to ensure the integrity of the building is maintained in its new setting and context.

p. 109 – Seventeen occurrences:

6.2 **Demolition**

INTRODUCTION: In considering a **demolition** request, the Historic Preservation Commission will consider plans for the site after **demolition**. Site development plans should be compatible with the historic district. Prior to the **demolition** of a building in the historic district, the property owner is responsible for recording the building through photographs, site plan, and other means of documentation. If **demolition** is certain, the property owner is encouraged to salvage reusable architectural materials and features and to seek those that operate salvage businesses for the continued use of these materials.

A decision by the Commission approving or denying a COA for the **demolition** of buildings, structures, sites, trees or objects judged to be 50 years old or older is required by the Historic Preservation Ordinance.

If **Demolition** is approved, the following measures must be taken:

- Document the existing building, site, and setting through photographs, site plans, drawings, and other written measures.
- Save reusable architectural materials and features prior to demolition.
- Protect significant site features including landscaping and archaeological resources from damage before, during, and after **demolition**.
- Clear the site immediately following **demolition**.

References to Demolition/Demolish (emphasis added in bold text)

- Submit post-**demolition** site development plans to the Historic Preservation Commission for approval before the **demolition**.

Guidelines

6.2.1 **Demolition** of historic buildings should be avoided. All feasible alternatives to **demolition** should be considered by working with the Historic Preservation Commission and other interested parties.

6.2.2 The factors for consideration for approval of a **demolition** request as specified in Dahlonge's Historic Preservation Ordinance shall be evaluated. These factors include:

- a. The historic, scenic, or architectural significance of the building, structure, site, tree, or object;
- b. The importance of the building, structure, site, tree, or object to the ambiance of the district;
- c. The difficulty or impossibility of reproducing such a building, structure, site, tree, or object because of its design, texture, material, detail, or unique location;
- d. Whether the building, structure, site, tree, or object is one of the last remaining examples of its kind in the district;
- e. Whether there are definite plans for use of the property if the proposed **demolition** is carried out, and what the effect of those plans on the character of the surrounding area would be;
- f. Whether reasonable measures can be taken to save the building, structure, site, tree, or object from collapse;
- g. Whether the building, structure, site, tree, or object is capable of earning reasonable economic return on its value.